

**APPROVED MINUTES
YORK COUNTY PLANNING COMMISSION**

Regular Meeting
York Hall, 301 Main Street
May 14, 2003

MEMBERS

Michael H. Hendricks
Ann F. White
Andrew A. Simasek
Alexander T. Hamilton
Robert D. Heavner
Nicholas F. Barba
Alfred E. Ptaszniak, Jr.

CALL TO ORDER

Chair Michael Hendricks called the regular meeting of the York County Planning Commission to order at 7:03 PM. The roll was called and all members were present with the exception of Mr. Simasek. Staff members present were James E. Barnett, Jr., J. Mark Carter, Timothy C. Cross, Maggie Hedberg, and Amy Parker.

APPROVAL OF MINUTES

Ms. White moved to adopt the minutes for the regular of meeting April 9, 2003.

The minutes were adopted unanimously.

REMARKS BY THE CHAIR

Chair Hendricks remarked that the Code of Virginia requires local governments to have a Planning Commission, the purpose of which is to advise the Board of Supervisors on land use and planning issues affecting the County. The responsibility is exercised through recommendations conveyed by resolutions or other official means and all are matters of public record. He indicated that the Commission is comprised of citizen volunteers, appointed by the Board, representing each voting district and two at-large members.

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARING

Application No. ZT-74-03, York County Board of Supervisors: A request to amend the York County Zoning Ordinance (Chapter 24.1, York County Code) to establish definitions, district designations and performance standards applicable to various types of senior housing.

Mr. Mark Carter noted the amendment was initiated following inquiries from property owners and developers interested in pursuing senior housing uses not currently defined in the Zoning Ordinance.

The Planning Commission formed a study committee to develop the amendment, and prepared a report that was included in the Commission agenda packet. Mr. Carter acknowledged Commissioners White, Heavner and Ptasznick and former Commissioner Vern Lockwood from the audience as members that served on the study committee.

Mr. Carter summarized the key elements of the proposed amendments. The current Zoning Ordinance does not provide for all types of senior housing available on the market. Allowances are needed for senior housing other than nursing homes. The proposed amendments include four types of housing: independent living, congregate care, assisted living, and continuing care retirement community. All uses would require a Special Use Permit (SUP) under the proposed amendments. Performance standards include public water and sewer, density limits, requirement for a concept plan, building features (height, covered corridors, security, recreation facilities), buffers, landscaping, building separation distances, emergency services, street and drainage design, parking, submission of a community impact statement (traffic, fiscal impacts, etc.). The uses would be permitted in the RMF (Residential Multi-family), LB (Limited Business) and GB (General Business) districts, and all but continuing care retirement community would be permissible in the EO (Economic Opportunity) district.

Mr. Carter noted that senior housing developers had attended some of the committee meetings, and a representative from Riverside Health Systems had also addressed the group. Staff recommends approval of the draft ordinance.

Ms. White noted that the committee had extensive discussion concerning the zoning districts in which the uses should be permitted. She added that there was no intent to convert prime commercial properties in the GB districts to residential uses.

Mr. Heavner indicated that developers would not use prime commercial properties for residential uses, and there would not be any loss of such properties on major commercial routes.

Mr. Ptasznick noted the uses would require a SUP in all cases. Commercially zoned sites adjacent to residential uses that would not work well for commercial uses could work well for these residential uses. The uses are low impact, and proximity to businesses offering goods and services needed by residents is a good reason to allow the uses in commercial districts.

Ms. White commended the Department of Life Safety for its assistance in developing the amendment.

Hearing no further questions, Chair Michael Hendricks opened the public hearing.

Mr. Patrick Pettitt, 106 Crimson Court supported the resolution. He noted the baby boom generation needed to care for aging parents, and the amendment would provide for needed facilities. He recommended that the Commission consider road standards that were less stringent than VDOT standards for private roads to be built in the developments.

There were no others to speak, and Chair Hendricks closed the public hearing.

Chair Hendricks requested comments on the issue of residential uses in commercial districts.

Mr. Barba felt it was acceptable to allow the uses in commercial districts and that the uses would work in some cases.

Ms. White noted that the uses would be permitted only with a SUP, which would allow for tailoring of individual projects to specific properties.

Chair Hendricks requested comments on density issues.

Mr. Ptaszniak indicated there would be a higher number of residents in a smaller area, but senior housing residents did not need or desire large yards to maintain. The senior housing uses would maximize use of property.

Ms. White asked Mr. Carter to address concerns raised by the Board of Supervisors relative to density issues and the potential for increased demand for County services.

Mr. Carter answered there had been some concern expressed about independent living facilities. Some Board members felt those facilities functioned as apartment complexes. Development of the facilities on commercially zoned properties could affect the 80,000 target build-out population projections. The effect is not expected to be significant, as development of a large number of that type of facility is not expected. Mr. Carter further noted the committee looked at specific commercial parcels that had development limitations for commercial uses and for which inquiries had been received for senior housing development. He reiterated that suitability for residential uses would be evaluated during the special use permit process.

Chair Hendricks noted that the County reviews the Comprehensive Plan and the Zoning Ordinance at five-year intervals. At the time of the next review, demand for senior housing will be evaluated, and the Plan and Ordinance will be adjusted accordingly. This amendment will provide an opportunity for needed special housing that does not now exist.

Mr. Carter, in response to the issue raised regarding less stringent street standards, recommended the Commission consider allowing flexibility in street construction standards as contained in Section (i) of the Standards section of the amendment. Language could be added allowing the Board to approve alternate standards if deemed appropriate.

Ms. White expressed concern about fire and life safety access if standards were lessened.

Mr. Carter responded that issue would be looked at carefully during the approval process if lesser standards were requested.

Chair Hendricks indicated he had reservations about allowing less than accepted standards.

Mr. Barba noted there were two issues, road construction to VDOT standards and maintenance issues.

Chair Hendricks noted developments could have private streets for maintenance responsibilities that were built to VDOT standards, as in the case of developments in PD districts. The County should not

accept standards less than that. He cited developments constructed prior to requirements for VDOT street standards that now have road maintenance problems.

Mr. Barba expressed the opinion that in infill and commercial areas, VDOT standards should be required.

Ms. White inquired if the ability to allow lesser standards existed through the SUP process.

Mr. Carter answered that language would have to be added to the Ordinance. His thought was that aesthetics rather than lesser construction standards could be addressed with more flexible standards.

Mr. Hendricks indicated he would not have a problem with allowing flexibility for street width as long as road construction met VDOT standards.

Mr. Carter recommended changing Section (i)(3) to allow for flexibility in street width only. Section (i)(1), which stipulates VDOT construction standards, would not be changed.

Chair Hendricks indicated that would be acceptable.

Section 24.1-411(i)(3) was amended as follows.

3. Street widths shall be based on the anticipated traffic volumes of the street and shall be determined in accordance with the standards contained in the county subdivision ordinance unless otherwise approved by the Board.

On motion of Ms. White, which carried 6:0 (Mr. Simisek absent), the following resolution was adopted:

PC03-12(R)

A RESOLUTION TO RECOMMEND APPROVAL OF APPLICATION NO. ZT-74-03, WHICH PROPOSES AMENDMENT OF THE YORK COUNTY ZONING ORDINANCE (CHAPTER 24.1, YORK COUNTY CODE) BY REVISING AND ADDING VARIOUS SECTIONS TO ESTABLISH DEFINITIONS, DISTRICT DESIGNATIONS AND PERFORMANCE STANDARDS APPLICABLE TO VARIOUS TYPES OF SENIOR HOUSING

WHEREAS, the York County Board of Supervisors has sponsored Application No. ZT-74-03 to allow consideration of specific provisions to accommodate proposals for age-restricted senior housing facilities; and

WHEREAS, the Planning Commission has considered these proposed amendments and has had benefit of the extensive review and recommendations provided by the Senior Housing Study Committee; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on the proposed amendments in accordance with applicable procedures; and

WHEREAS, the Commission has determined that the proposed amendments are appropriate and necessary to provide for the proper classification and development of this unique type of housing; and

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 14th day of May, 2003 that it does hereby recommend approval of Application No. ZT-74-03 to amend the York County Zoning Ordinance to establish specific provisions for senior housing as set out below:

Amend chapter 24.1 as follows:

Sec. 24.1-104. Definitions.

Senior Housing. Pursuant to the terms of Section 36-96.7 of the Code of Virginia (1950, as amended), senior housing can include: I) that which is provided under any state or federal program that is designed and operated to assist elderly persons, as defined by such program; or (ii) housing intended for, and solely occupied by, at least one person sixty-two (62) years of age or older. The owner or manager of the facility shall publish and adhere to policies and procedures which implement the occupancy criteria. Senior housing arrangements may be further distinguished as one or more of the following categories

- *Independent Living Facility.* A building or series of buildings containing independent dwelling units intended to provide housing for older persons not requiring health or other services offered through a central management structure/source. The facility may include ownership or rental units and must be subject to appropriate covenants, conditions, management policies or other procedures to ensure that the facility provides only housing for older persons, as defined above.
- *Congregate Care Facility.* A building or series of buildings containing residential living facilities intended as housing for older persons and which offers the residents of such facility the opportunity to receive their meals in a central dining facility, to receive housekeeping services and to participate in activities, health services, and other services offered through a central management structure/service.
- *Assisted Living Facility.* A building or series of buildings containing residential living facilities for older persons and which provides personal and health care services, 24-hour supervision, and various types of assistance (scheduled and unscheduled) in daily living and meeting the requirements of Section 63.2-1800, et. seq. of the Code of Virginia (1950), as amended.
- *Continuing Care Retirement Community (CCRC).* A senior housing development that is planned, designed and operated to provide a full range of accommodations for older persons, including independent living, congregate care and assisted living facilities, and which may also include a nursing home (skilled-care facility) component. Residents may move from one level to another level of housing accommodations as their needs change. CCRCs may include ownership and rental options but must be subject to appropriate covenants, conditions, management policies or other procedures to ensure that the facility provides only housing for older persons, as defined above.

Sec. 24.1-306. Table of land uses.

<i>P=PERMITTED USE</i> <i>S=PERMITTED BY SPECIAL USE PERMIT</i> USES	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 1 - RESIDENTIAL USES												
1. Residential – Conventional	P	P	P	P		S							
a) Single-Family, Detached													
b) Single-Family, Attached				S		P							
• Duplex						P							
• Townhouse						P							
• Multiplex						P							
c) Multi-Family						P							
d) Manufactured Home (Permanent)					P								
2. Residential (Cluster Techniques Open Space Development)													
a) Single-Family, Detached	P	P	P	P									
b) Single-Family, Attached													
• Duplex	S	S	S	S									
3. Apartment Accessory to Single-Family Detached	P	P	P	S									
4. Manufactured Home Park					S								
5. Boarding House		S				S							
6. Tourist Home, Bed and Breakfast		S	S	S		S		P	P				
7. Group Home		S	S	S		P							
8. Senior Housing – Independent Living Facility													
(a) detached or attached units w/ individual outside entrances						S							
multi-unit structures w/ internal entrances						S		S	S				

<i>P=PERMITTED USE</i> <i>S=PERMITTED BY SPECIAL USE PERMIT</i> USES	RESIDENTIAL DISTRICTS						COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
	CATEGORY 6 - INSTITUTIONAL USES												
1. Place of Worship including Accessory Parsonage, Parochial School, Accessory Day Care, Accessory Cemetery		P	P	P	P	P	P	P	P				
2. Senior Housing - Congregate Care						S		S	S		S		
3. Senior Housing – Assisted Living						S		S	S		S		
4. Senior Housing – Continuing Care Retirement Community						S		S	S		S		
5.. Nursing Home		S	S	S		S		S	S		S		
6.. Medical Care Facility, including General Care Hospital, Trauma Center								S	P		P		
7. . Emergency Care/First-Aid Centers or Clinic								P	P		P		
8. Secured Medical Facility									S				

Sec. 24.1-326. RMF-Multi-family residential district.

- (a) *Statement of intent.* The RMF district is intended for application in those areas designated for multi-family/general residential development by the comprehensive plan. In accordance with direction provided by the plan, this district is designed to provide opportunities for higher density living arrangements with an orientation toward the rental market but not to the exclusion of single-family attached, owner-occupied housing types. As a high density development, this district can be expected to generate very intensive demands on public services and facilities and should be located accordingly. However, *senior housing*, which is permitted by special use permit, can be expected to generate lesser demands on most public facilities and services than would otherwise be the case on a per-unit basis for traditional general market multi-family development. Therefore, as set out in section 24.1-411, opportunities are provided for the Board of Supervisors to authorize, on a case-by-case basis, the development of such senior housing projects at a higher density level than that applicable to general market multi-family residential development.

Sec. 24.1-332. LB-Limited business district.

- (a) *Statement of intent.* The LB district is intended to provide opportunities for commercial activities having a relatively low external impact, which can be acceptable in proximity to residential areas. The activities envisioned for this district should be of a type that generally occur only during daylight hours, have relatively low external impacts in terms of noise, light, and activity levels, and can be designed to ensure their compatibility with surrounding land uses. The LB district is intended for application in areas designated for office/professional/research development by the comprehensive plan. Further, the LB district is considered an appropriate transitional district between residential and more intense commercial and industrial districts and, in that regard, the district may be appropriate in areas designated for general commercial and tourist commercial uses which are in a particularly sensitive location adjacent to or between residential uses. Accordingly, as set out in section 24.1-411, opportunities are provided for consideration by special use permit of certain types of senior housing which may be appropriate on certain properties as transitional uses.

24.1-361. PD-Planned Development District

- (c) *Permitted land uses.* The land uses within any planned development shall be substantially in accordance with the land use designation in the comprehensive plan. Where the comprehensive plan suggests that a mixed-use development can be appropriate, no less than one-half (½) of the acreage shall be devoted to the uses in the underlying land use designation. Subject to specific authorization by the board, the following land uses shall be permitted:
- (1) Dwellings: single-family detached, attached, or multi-family including mixtures thereof.
 - (2) Senior Housing, as defined in this chapter (i.e., Independent Living, Congregate Care, Assisted Living, or Continuing Care Retirement Communities) and in accordance with the performance standards established in Section 24.1-411.

- (3) Public and semi-public uses such as churches, schools, offices, libraries, fire stations, parks, playgrounds, golf courses, swimming pools, tennis courts, recreational marinas, community centers, and similar types of uses.
- (4) Commercial and retail uses which are designed, located and scaled in proportion to the overall scale of the planned development.
- (5) Office and service sector uses such as offices and office buildings; banks and financial institutions; medical, optical, and dental clinics and laboratories; data processing centers; technical or business schools; printing, publishing, engraving, blueprinting businesses, photocopying, facsimile, and similar services; hotels and motels; and similar uses.
- (6) Limited industrial, wholesale, and warehouse uses permitted as a matter of right in the EO district.
- (7) Uses and structures which are customarily accessory and clearly incidental and subordinate to any of the uses permitted above.

(d) *General dimensional, density and design requirements.*

- (1) All development within the PD district shall be served by public water and public sewer systems.
- (2) The minimum area of any tract, or combination of contiguous tracts, of land proposed for development as a PD shall be five (5) acres. Additional adjoining acreage may be added to an approved PD provided that all procedures applicable to the creation of such a district are observed.
- (3) The maximum development density for a PD development shall be generally consistent with the density envisioned by the adopted comprehensive plan for the area in which located. The board may, however, approve density increases as a part of the PD approval and, in the case of Senior Housing developments, may consider density allowances of up to twenty (20) units per acre.
- (4) The following dimensional standards shall be observed unless specifically modified by the board (either upwards or downwards) at the time of district approval:
 - a. Minimum lot area: none
 - b. Minimum lot width:
 1. single-family detached: forty-five feet (45')
 2. single-family attached: twenty feet (20')
 3. non-residential: seventy feet (70')
 - c. Minimum yard requirements:
 1. The minimum distance between any two principal buildings or structures shall be twenty feet (20'), except in senior housing developments where it shall be thirty (30) feet;
 2. The minimum distance between any principal building and an accessory building, or between any two accessory buildings, shall be ten feet (10') .

3. The minimum distance between any principal or accessory building and any public or private street right-of-way or common area boundary line shall be thirty feet (30') .
4. The minimum setback from any external property line shall be twenty feet (20').
- d. Maximum building height:
 1. Residential structures shall not exceed forty feet (40') .
 2. Non-residential structures shall not exceed fifty feet (50').
- (5) The proposed location and arrangement of structures shall not be detrimental to existing or prospective adjacent structures or to the existing or prospective development of the neighborhood

***add new section:

24.1-411. Standards for Senior Housing (Housing for Older Persons)

- (a) All dwelling units shall be served by public water and public sewer.
- (b) The Board of Supervisors shall establish the maximum allowable density for senior housing development projects on a case-by-case basis after consideration of the documentation accompanying the Special Use Permit application, the type of facility and the unit style, the availability of necessary public services and facilities, the compatibility with surrounding land uses (both existing and potential), and such other factors as the Board may deem appropriate. In any event, the maximum allowable density shall not exceed twenty (20) units per acre, calculated using net developable acreage as determined in accordance with section 24.1-203. Senior housing developments may include up to five (5) guest suites for use on a temporary basis by families or guests of the permanent residents. Such suites shall not be used for permanent residential occupancy and, as such, will not count toward the maximum allowable density for the development. If fees are charged for use of such suites, all applicable transient occupancy taxes shall be assessed and collected.
- (c) The development project shall be designed to promote harmonious relationships with surrounding properties through attention to the type, orientation, spacing and setback of buildings, preservation and maintenance of natural vegetation, location of recreation areas, open spaces, parking areas, grading, landscaping, screening and buffering. Compliance with this requirement shall be demonstrated, documented, and evaluated through the submission of conceptual plans and renderings to accompany the Special Use Permit application.
- (d) Senior housing structures shall be designed and arranged as follows:
 1. The maximum height of multi-unit structures shall be 45 feet, notwithstanding the height limitations of the district in which located, provided, however, that the Board of Supervisors may establish a lower maximum height based on the character of the surrounding area or on emergency service considerations. The maximum height of individual detached dwelling units shall be thirty-five (35) feet.

2. Congregate Care and Assisted Living facilities shall be accommodated in buildings having enclosed or covered corridors leading to all dwelling units and public/common use spaces.
 3. Congregate Care and Assisted Living Facilities shall be accommodated in buildings having access through a main entrance which shall be monitored at all times.
 4. The development shall incorporate spaces for recreational, community, and educational activities by and for the benefit of its residents. At a minimum, each senior housing development shall include a common meeting/activity room including a serving kitchen, a lounge/library, and other such spaces as appropriate, for example, areas for exercise, laundry, beauty parlor, and chapel. Such facilities shall be primarily intended for the use and enjoyment of the residents of the development and their guests as opposed to the general public (non-residents). The size of the common meeting/activity room shall be proportionate to the number of units in the facility and the applicant shall include information concerning its adequacy with the Special Use Permit application. In no event shall the size of the meeting/activity room be less than 1,000 square feet
- (e) The development shall be surrounded by a perimeter buffer area of at least fifty feet (50') in width which shall be landscaped, in accordance with the provisions of article II, division 4 of this chapter, to achieve a landscaping ratio of at least one tree, either existing or newly planted, for each five hundred (500) square feet of buffer area.
- (f) Front, side and rear yards shall be provided around each building in the development in a manner that provides a minimum of twenty-five feet (25') of open landscaped space surrounding each building. Walkways may be located within the 25-foot landscaped area. No two buildings within the project shall be located closer to one another than thirty feet (30').
- (g) Exterior landscaped areas shall be provided for both active and passive activities. They should be designed to be suitable for seniors and could include walking trails, victory gardens, gazebos, and benches. A minimum of 200 square feet of common active/passive outdoor recreation area per dwelling unit shall be provided.
- (h) Fire hydrants shall be installed within the project at locations such that no building or portion thereof within the development shall be further than six hundred feet (600') from a hydrant. As part of the application for Special Use Permit, the applicant shall submit a detailed description of the proposed features of the project and building design, as well as operational procedures that will ensure and facilitate the safety of the residents in the event of fire or other emergencies. In the case of senior housing structures not otherwise required to be constructed in accordance with the Institutional classification of the Building Code, the Department of Fire and Life Safety and the Building Official may recommend, and the Board of Supervisors may approve, a use permit condition requiring conformance to one or more aspects of the Institutional classification code pertaining to reduced combustibility of structural components, fire and smoke limiting features, as well as fire detection and suppression systems.
- (i) The following design standards shall apply to private streets and circulation drives within the development:
1. Pavement shall be designed and constructed in accordance with the Virginia Department of Transportation standards for streets having the same traffic volumes as the proposed private

streets and drive.

2. All streets, drives, and parking areas shall be constructed with curb and gutter designed in accordance with Virginia Department of Transportation specifications.
 3. Street widths shall be based on the anticipated traffic volumes of the street and shall be determined in accordance with the standards contained in the county subdivision ordinance unless otherwise approved by the Board.
- (j) Stormwater runoff from streets and parking areas within the project shall be conveyed by a storm sewer system which shall consist of curbs and gutters at the edges of pavement, curb drop inlets, and storm sewer piping in accordance with Virginia Department of Transportation and County specifications.
- (k) Off street parking shall be provided in accordance with the ratios specified in Section 24.1-608 of this Chapter unless otherwise approved by the Board of Supervisors in conjunction with consideration of the Special Use Permit application based on a site-specific and project-specific analysis provided by the applicant. In the case of a Continuing Care Retirement Community, parking shall be calculated based on the sum of the ratios applicable to the individual components (e.g., independent living units, congregate care units, etc.)
- (l) Outdoor lighting shall be provided at appropriate locations in order to illuminate adequately vehicle parking areas and pedestrian and vehicular circulation routes. Such lighting fixtures and illumination levels shall be designed and arranged to be compatible with both natural and architectural characteristics of the development and the surrounding area and shall comply in all respects with the standards set out in Section 24.1-260(f) of this chapter.
- (m) Where the project will involve offering board, lodging and nursing services under an agreement for the life of the individual or for more than one year, or where such services are offered in consideration of the payment of an entrance fee, all applicable provisions and requirements of Chapter 49, Continuing Care Provider Registration and Disclosure, of the Code of Virginia (1950) shall be observed.
- (n) Applications for Special Permits for senior housing projects shall be accompanied by a community impact statement which shall analyze in specific terms the probable impact of the project on the community over time. The assessment shall include, but not be limited to, reports on population projections, public services and facilities demands and impacts, and environmental, fiscal and economic impacts.

Sec. 24.1-608. Minimum off-street parking and loading requirements.

Off-street parking spaces, loading spaces, and bicycle parking shall be provided in accordance with the minimum standards set forth as follows:

(a) *Residential and related uses.*

USE	OFF-STREET PARKING SPACES	OFF-STREET LOADING SPACES	BICYCLE PARKING
(1) Dwelling: single-family detached & duplex	Two (2) spaces per unit	None.	None.
(2) Dwelling: single-family attached (townhouse & multiplex)	Two (2) spaces per unit; plus One (1) space per three (3) units for visitor parking	None.	One (1) space per fifteen (15) units.
(3) Dwelling: multi-family	One and one-half spaces per unit; plus One (1) space per three (3) units for visitor parking.	None.	One (1) space per ten (10) units.
(4) Manufactured Home on individual lot	Two (2) spaces per unit.	None.	None.
(5) Manufactured Home Park	Two (2) spaces per unit; plus One (1) space per three (3) units for visitor parking.	None.	One (1) space per fifteen (15) units.
(6) Rooming, Boarding, Lodging House	Two (2) spaces; plus One (1) space per each sleeping room.	None.	None.
(7) Group Home	One (1) space per each two (2) beds; plus One (1) space per employee on the largest shift	None	None
(8) Senior Housing – Independent Living Facility	One (1) space per unit; plus one space per six (6) units for visitor parking	None	None
(9) Senior Housing – Congregate Care Facility, Assisted Living Facility	One (1) space per two (2) units; plus one space per six (6) units for visitors	One (1) space	None

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

STAFF REPORTS

Mr. Carter reported that the Board of Supervisors tabled the proposed Yorktown Design Guidelines.

Mr. Carter reported there would be a public hearing held by the Virginia Department of Transportation (VDOT) on May 21, 2003 on the Lakeside Drive widening project.

Mr. Carter announced that VDOT released its updated Six-Year Plan (Virginia Transportation Development Plan), and that additional funds to complete the Route 17 widening project had been included in the Plan. He added that the Cary's Chapel Road/Victory Boulevard intersection improvement project has been included in the Governor's Congestion Relief Program project list, which will free up funds for other secondary roads projects. Additionally, funds for the Route 17 traffic signal upgrade in York County were also included in the Congestion Relief Program

COMMITTEE REPORTS

Mr. Carter noted that the Regional Issues Committee would begin meeting on a monthly basis.

Mr. Carter noted that bids had been received for the Route 199 landscape project.

Mr. Barba updated the group on the activities of the Route 17 Beautification Committee. The Committee had been working on inventorying existing facilities, mapping the corridor and looking at drainage issues. Zoning ordinances from other jurisdictions have been reviewed, and an overlay district was noted as a possibility. The group was also looking into the possibility of grant programs for improvements to existing businesses to encourage economic viability of the corridor. He further noted that a citizen meeting would be planned in the future.

COMMISSION REPORTS AND REQUESTS

There were no reports.

FUTURE BUSINESS

Mr. Carter noted an application was received for a special use permit for a telecommunications tower to be located on the Peninsula Hardwood Mulch property on Lakeside Drive.

ADJOURN

Chair Hendricks called adjournment at 7:59 PM.

SUBMITTED: _____/s/_____
Amy M. Parker, Senior Planner

APPROVED: _____/s/_____
Michael H. Hendricks, Chair

DATE: June 11, 2003